

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

### WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, March 5, 2020 at 7:00 p.m. at the Wright Farms Anythink Library at 5877 East 120th Ave., Thornton, Colorado.

#### Attendance

The regular meeting of the Board of Directors of the Wright Farms Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Joyce Espinoza  
John McMurry  
James A. Ray  
Michael Stangoni

Absent: Heidi Farfel (absence excused).

Also present were Russell Newton, Seter & Vander Wall, P.C.; Debra Sedgeley, CliftonLarsonAllen, LLP; Jim Ihnen, JBK Landscape, LLC; and Judy Haberer, District Manager.

#### Call to Order

Director Ray noted that a quorum of the Board was present and the Directors confirmed their continuing qualification to serve. The meeting was called to order at 7:03 p.m.

#### Disclosure Matters

The Directors reported that they had disclosed their interests as owners of property located in the District. Written disclosures of these interests have been filed with the Secretary of State.

The Board reviewed the agenda for the meeting, following which each Board member had the opportunity to identify any additional conflicts. No additional conflicts were identified.

Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

#### Public Comment

There was no public comment.

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Approval of January 2, 2020 Meeting Minutes

The Board reviewed the draft minutes and requested three modifications. The Board requested that the minutes reflect an April meeting scheduled for April 16<sup>th</sup>, that the year on the reference to the January 2<sup>nd</sup> meeting minutes be corrected to 2020, and that the minutes reflect the Board's direction to Ms. Sedgeley to provide a memo explaining her firm's "technology fee." Upon motion made, seconded, and unanimously carried, the minutes were approved with the requested modifications.

Financial Matters

Ms. Sedgeley reviewed the District's financials through the end of January 2020, including the District's balance sheet, general fund, conservation trust fund, property tax collection, and water use.

Ms. Sedgeley reviewed the cash sheet and claims payable through March 4, 2020. The Board discussed various invoices for payment and asked Ms. Sedgeley to follow up on the Vaughn Concrete Products, Inc. invoices to confirm the number of monthly charges.

Ms. Sedgeley presented a memo regarding her firm's "technology fee" explaining that it is being charged to clients to fund the firm's increased measures to ensure data protection. The fee is designed to cover the additional costs, not to increase profits. Director Ray opined that the firm has an obligation to protect client information, and it is passing additional costs on to clients to protect its bottom line.

Ms. Sedgeley informed the Board that the District's final 2019 audit will be presented at the Board's April meeting. The audit has been reviewed by legal counsel and is under final review by the auditor.

Upon motion made, seconded and unanimously carried, the Board accepted the financials and approved the claims payable as presented.

Mr. Ihnen inquired about the District's water charges in winter months to ensure they are accurate. It was determined that no water was used but a monthly base winter fee was charged.

East Boundary Fence Replacement

Director McMurry reported some success with door-to-door requests for easements. The District has commitments from homeowners that will allow it to replace a significant portion of

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the fence. Mr. Newton advised that legal counsel is willing to bring a notary to the homeowners in order to obtain the easements. The Board requested that legal counsel communicate with homeowners that have expressed concerns about property access and other logistics regarding the easements. The Board noted that some homes are owned by corporate entities or are rentals, so requests should be mailed to the address of record.

Director McMurry advised that there is a large cottonwood tree on the fence line, and noted that the tree has two active eagle nests. The Board noted that they may need to contact the Division of Parks and Wildlife to address the nests.

Traffic Bollards Installation Update

Mr. Newton reported that the bollard installation work should be completed in March or April depending on weather.

Attorney Report

Mr. Newton reported that there were not more self-nomination forms than seats available for the May 2020 election, so the directors have been reelected by acclamation.

JBK Report

Mr. Ihnen reported that he is mostly focused on snow removal and tree cleanup. He identified a vendor that will strip and powder-coat the District's trash cans for \$900 per can, and the cans will remain a similar color. A new trash can cost upwards of \$2,300 for parts, shipping, installation, etc. He presented a quote to replace 13 trash cans, but noted that he discovered an additional trash can, so the total would be 14. He explained that the powder-coat process takes about a month and he would replace the cans in two phases. Upon motion made, seconded and unanimously carried, the Board approved the trash can quote with instruction to Mr. Ihnen to revise the quote to include the additional can.

Mr. Ihnen advised that five dog station trash cans could be replaced. The cans could go another season but there is a significant amount of rust accumulating on them. He advised that the total cost for five new cans is \$1,600. The Board discussed whether to replace the cans, and upon motion made, seconded and unanimously carried, the Board approved replacement of the five trash cans.

District Administrator Report

Ms. Haberer reported that the Frog was replaced at Holly Park and is still there, noting it took time to replace. Overall, it was a slow month and the District has booked its meeting dates for

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2021 with the library.

## Other Business

Director McMurry reported that he removed commercial signage from the District's fence. The Board requested that legal counsel contact the business and advise them not to place signs on the fence. Director Espinoza suggested that the District place information regarding signage in the District's newsletter.

Director Stangoni reported that the entryway on Holly was hit by another car. Ms. Haberer and Director Stangoni both noticed the damage on March 3<sup>rd</sup>. The Board instructed legal counsel to file a police report and submit an insurance claim. The Board expressed interest in using the same masonry company that repaired the entrance after the prior accident.

## Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:15 p.m.



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Secretary for the Meeting